



218 DUPONT AVE | NEWBURGH, NY 12550



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

NAPA AUTO PARTS

218 Dupont Ave | Newburgh, NY 12550

EXCLUSIVELY LISTED BY



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±27,920 SF
GLA



1950
Year Built



NN
Lease Type

PROPERTY OVERVIEW

- **Distribution Hub:** This location serves dozens of traditional Napa locations throughout New York and Connecticut. Feeding off the main distribution center in Albany, NY, this location plays a crucial role in keeping logistics streamlined.
- **Recently Acquired:** Formerly an independent aftermarket parts distributor, the business at this location was acquired by Napa (Genuine Parts Company) in late 2022 due to the high demand in expanding their distribution network.
- **Immediate Interstate Access:** Napa is located ½ mile from Interstate 84, and less than 2 miles from Interstate 87 allowing seamless transportation routes to the retail locations the building serves.
- **Major Neighboring Tenants:** Napa is surrounded by several high-profile companies including a Brand-New Tesla Distribution Center, Pepsi-Cola, CubeSmart Self-Storage & Stewart Air National Guard Base.
- **Below Market Rents:** Current market rents for this product type are over \$12/SF while Napa is currently paying \$4.94/SF. With less than a year remaining on the lease and one, 1-year option afterwards, this provides an investor with significant upside potential.
- **Strong Demographics:** Newburgh, NY is located along the Hudson river about 45 miles north of NYC. This city has a population of over 100,000 within a 5-mile radius and strong household incomes north of \$105,000. Its ongoing efforts to revitalize its historic areas and attract investment suggest that the city is evolving into an attractive place for business and residential development.
- **Corporate Guarantee:** Genuine Parts Company (NYSE: GPC), is global service organization engaged in the distribution of automotive and industrial replacement parts with more than 60,000 employees and over 10,700 locations in 17 countries across North America, Europe and Australasia. Currently GPC has a market cap of over \$17B.



FINANCIAL SUMMARY



\$1,725,000

LIST PRICE



8.00%

CAP RATE



\$66.26

PRICE PER SF

TENANT SUMMARY

Tenant Trade Name

Napa Auto Parts
(Genuine Parts Company)

Type of Ownership

Fee Simple

Lease Guarantor

Corporate

Lease Type

NN

Roof/Structure, Parking Lot, HVAC

Landlord Responsibility

Rent Commencement Date

12/1/2022

Lease Expiration Date

11/30/2025

Term Remaining on Lease

±0.75 Years

Options

Two, 1-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current Term	\$11,500.00	\$138,000.00	8.00%
Options	\$11,500.00	\$138,000.00	8.00%





TENANT PROFILE

NAPA Auto Parts is a leading American retailer and distributor of automotive parts, accessories, and service items. Established in 1925, NAPA, which stands for National Automotive Parts Association, has grown into a trusted brand with over 6,000 retail stores across the U.S. and Canada. The company provides parts for both professional mechanics and everyday consumers, making vehicle maintenance and repair accessible for all levels of expertise. With a wide inventory that includes everything from replacement parts to tools and equipment, NAPA has become a one-stop shop for the automotive industry.

NAPA Auto Parts is known for its high-quality products and reliable service. Many of its stores are independently owned, allowing local operators to serve their communities with tailored services and support. NAPA also partners with AutoCare Centers, a network of more than 17,000 automotive repair shops that meet strict quality standards, offering trusted repairs backed by the NAPA brand. This network ensures that customers not only have access to top-notch parts but also to reliable service professionals for their repair needs.

HEADQUARTERS
Atlanta, GA

YEAR FOUNDED
1925

OF EMPLOYEES
6,000+



NEW YORK STEWART
INT'L AIRPORT
± 5.7 MILES AWAY



PEPSI-COLA CO

TESLA DISTRIBUTION CENTER



AMERISOURCE DISTRIBUTION



SUBJECT
PROPERTY



MARKET OVERVIEW

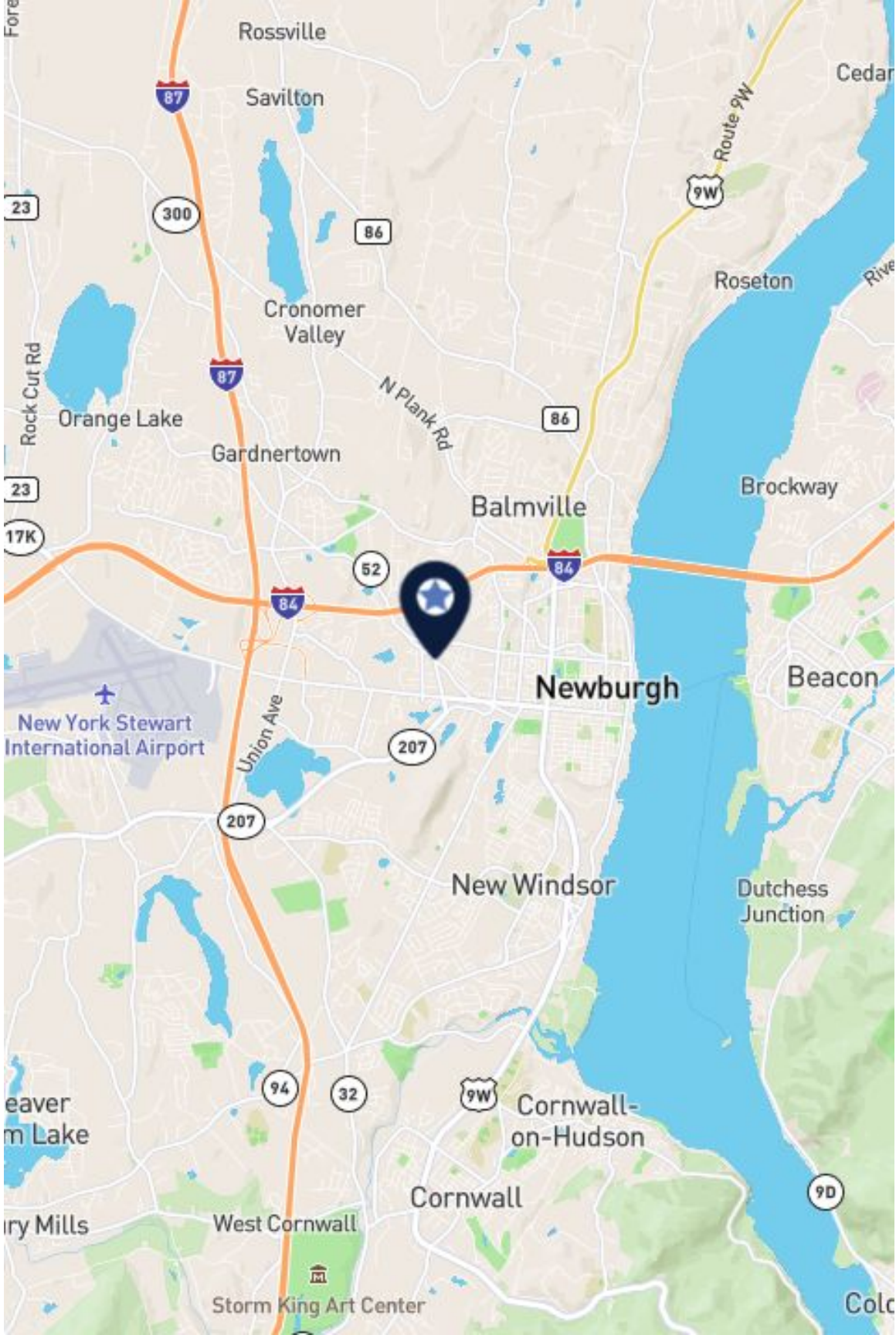
Newburgh, NY

Newburgh, situated in Orange County, New York, is a city with a rich industrial history and a strategic location along the Hudson River. Its accessibility is a significant advantage, with major transportation routes, Stewart International Airport, and the Newburgh–Beacon Bridge connecting it to surrounding regions. This infrastructure supports a variety of businesses, making Newburgh a vital hub for commercial activity.

The city's workforce is engaged across diverse industries, including retail, healthcare, food services, and public administration. These sectors contribute to a dynamic economic environment that supports both local businesses and national brands. Newburgh's population is young and diverse, creating a steady demand for essential goods and services, including automotive parts.

For businesses like NAPA Auto Parts, Newburgh's combination of strong transportation links, economic activity, and consumer demand makes it a strategically advantageous location. The city's infrastructure and its role as a commercial center position it well for sustainable growth and continued relevance in the regional economy.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	57,019	110,025	219,385
Current Year Estimate	57,371	110,012	219,687
2020 Census	55,999	108,231	217,686
Growth Current Year-Five-Year	-0.61%	0.01%	-0.14%
Growth 2020-Current Year	2.45%	1.65%	0.92%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	20,905	41,014	81,515
Current Year Estimate	20,812	40,773	81,431
2020 Census	20,219	39,587	79,507
Growth Current Year-Five-Year	0.45%	0.59%	0.10%
Growth 2020-Current Year	2.93%	3.00%	2.42%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$108,908	\$122,064	\$129,376



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **218 Dupont Ave, Newburgh, NY 12550** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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